

GEORGE DeWOODY MASSEY, JOHN D. BELL, EVERETT E. HOWARD, GERALD J. NICHOLSON and EARLE M. LeVERNOIS, Grantors, warrant and convey to CAMPUS DEVELOPMENT COMPANY, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lots 1, 2, 3, 4, 5 and 6 in Block 5, SUNNYSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, according to the official plat thereof on file in the office of Klamath County, Oregon

All of Block 7, SUNNYSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon, SAVING AND EXCEPTING therefrom a portion of Lots 4, 5, 6, 7, 8 and 9, more particularly described as follows:

Beginning at the Southeast corner of Block 7, SUNNYSIDE ADDITION; thence North 9°15' East along the Easterly line of Block 7 a distance of 160 feet; thence Southwesterly on the arc of a 5°18' curve to the right a distance of 38 feet; thence continuing Southwesterly on the arc of a 2°42' curve to the left, a distance of 232 feet, more or less, to the Westerly line of said Block 7; thence South 0°15' West along the Westerly line of said Block 7, a distance of 8 feet to the Southwest corner of said Block 7; thence 89°34' East along the South line of said Block 7, a distance of 225 feet to the point of beginning. A parcel of land lying in Block 6, SUNNYSIDE ADDITION to the City of Klamath Falls, the said parcel being all of Lots 1, 6, 7, 8, 9 and 10 of said Block 6.

ALSO that portion of Lots 2, 3, 4, and 5 of said Block 6, lying Northeasterly of a line which begins at the Southwest corner of said Lot 1 and extends Southeasterly in a straight line to the Southwest corner of said Lot 6.

ALSO the alley adjoining the foregoing described land as vacated under Ordinance #4121.

Lots 1, 2, 3, Block 3 and that portion of the vacated "F" Street adjacent thereto, all in SUNNYSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, according to the official plat thereof on file in the Records of Klamath County, Oregon, less any portion of said Lots lying within the right of way of Campus Drive, less any reservations, easements or restrictions appearing of record thereto.

and covenant that grantors are the owners of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; charges and assessments of the City of Klamath Falls for sewer services; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Sixty Thousand and NO/100ths (\$60,000.00) DOLLARS.

WILLIAM P. BRANDNESS  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

78 JUL 24 PM 3 44

16033

Until a change is requested, all tax statements shall be mailed to Campus Development: 2680 Uhrmann Road, Klamath Falls, Or.

DATED this 26 day of June, 1978.

Gerald J. Nicholson  
George D. Massey and  
John D. Bell me.  
Everett S. Howard me  
Earle M. Levernois me.

STATE OF OREGON )  
 County of Klamath ) ss. June 26, 1978.

Personally appeared the above-named GEORGE DeWOODY MASSEY, JOHN D. BELL, EVERETT E. HOWARD, and EARLE M. LeVERNOIS, and acknowledged the foregoing instrument to be their voluntary act.  
 Before me:

Marshall H. Lawrence  
 Notary Public for Oregon  
 My Commission expires: 9/16/78

STATE OF OREGON )  
 County of Josephine ) ss. June 26<sup>th</sup>, 1978.

Personally appeared the above-named GERALD J. NICHOLSON and acknowledged the foregoing instrument to be his voluntary act.  
 Before me:

Marlyn Price  
 Notary Public for Oregon  
 My Commission expires: 1/07/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of William P. Brandsness, Atty.  
 on 24th day of July A. D. 1978 at 3:44 o'clock P. M., and  
 duly recorded in Vol. 578, of Books on Page 16032

W. D. MILNE, County Clerk

Fee \$6.00

Return to  
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WILLIAM P. BRANDSNESS  
 ATTORNEY AT LAW  
 411 PINE STREET  
 KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED